

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 05, 2006

Regular Meeting

The regular meeting of Council was called to order by President Lester at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Larry Corbin *Maria Klemack* *Richard Lester* *Richard Stage* *Ted Berry*

1. Mr. Corbin moved to dispense with the reading of the minutes from the 8/17 and 8/21 meetings and approve as written; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

2. President Lester read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Stage, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-58-06 (Authorize the City Administrator to Contract with the Franklin County Emergency Management and Homeland Security for the purchase and installation of an Emergency Siren and to Appropriate \$20,000.00 and to declare an emergency) was given its first reading.

Mayor Grossman explained that with the storms last week, the city received calls from residents in the Pinnacle & Creekside subdivisions that they could not hear the warning sirens. She said she serves on the EMA Executive Board and they purchased sirens at a discount. This is the last one available and asked it be declared an emergency so all the residents can be aware of any pending emergencies.

Mr. Stage said he has asked the Mayor to send a letter to Jackson Township asking for \$2,000.00 or 10% of the expense.

There being no additional questions or comments, Mr. Stage moved that the Rules of Council be suspended and the waiting period waived; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

Mr. Stage moved this ordinance be approved as an emergency measure; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

2. Ordinance C-59-06 (Appropriate the Outstanding Fund Balances for Certain Project Funds for Current Expenses) was given its first reading. Second reading and public hearing will be held on September 18, 2006.
3. Ordinance C-60-06 (An Ordinance Authorizing the Issuance of Tax Increment Financing Revenue Bonds, Series 2006 in the maximum aggregate principal amount of \$17,500,000 for the Purposes of (A) Retiring Certain Outstanding Bond Anticipation Notes of the City originally issued for the purpose of paying the costs of (1) Improving Stringtown and White Road by Widening, Repaving and Constructing Drainage Improvements and Related Infrastructure with Landscaping, Traffic Control Devices, and Lighting and (2) Improving Buckeye Parkway by Widening, Repaving and Constructing Drainage Improvements and Related Infrastructure with Landscaping, Traffic Control Devices, Lighting and Related Improvements, (B) Funding a Bond Reserve Fund and (C) Paying Costs of Issuance of those Bonds; Authorizing Various Related Documents and Instruments, including a Trust Agreement which Provides for the Rights of the Holders of, and Pledging Revenues and Funds to Secure, the Bonds, a Bond Purchase Agreement and a Continuing Disclosure Certificate) was given its first reading. Second reading and public hearing will be held on September 18, 2006.

Mr. Behlen, Dir. of Finance, noted that the City's Consultants – Mr. Bob Kramer (Financial Advisor), Mr. Chris Franzmann (Bond Counsel w/Squire, Sanders) & Megan Browning (Underwriter) were present if Council had any questions this evening. Mayor Grossman asked that Mr. Kramer give a brief summary.

Mr. Kramer stated that he has been the Financial Advisor for the City for many years. He works on projects for the city and only gets paid when there is a successful closing. He explained that the city entered into a series of agreements with Continental for the Parkway Centre project and this Ordinance complies with those agreements. It is the final step in the process started five years ago. The Mayor asked Mr. Kramer what the financial team's recommendation is, based on the options available. Mr. Kramer stated that the team recommends honoring the original agreement. He explained that Council approved a Bond for Pinnacle a couple of months ago that was different because the revenue stream is not nearly as mature. The Parkway Centre is clearly able to forecast the support of the Revenue Debt. He said there is a Resolution later on the Agenda that would cause the Pinnacle Bond to be refinanced to a Revenue bond as soon as the revenue stream is in place to support it.

Mr. Stage stated that he attended meetings on this Bond and it was talked about carving out \$5 million and placing it in a General Obligation Bond to save interest. It would save \$1.4 million over the long haul. He asked the Administration and Advisors to review this option again. Mr. Kramer replied that, in his view, this would be a very expensive alternative and obligate monies of the city that isn't necessary. Further discussion took place between Mr. Stage and Mr. Kramer on the differences between these two bond methods.

3. Ordinance C-61-06 (Authorize the City Administrator to enter into an Agreement to Purchase 3387 Park Street and Appropriate \$151,000.00 from the General Fund for said purchase and closing costs) was given its first reading. Second reading and public hearing will be held on September 18, 2006.

Mr. Berry asked how many parking spaces would be created. Mr. Keller, City's Consulting Engineer, stated that it would create about 6 – 8 spaces. Mr. Berry questioned the appropriation of \$150,000.00 and asked how much it would cost to tear down the double, etc. Mr. Keller explained that there would be an additional \$120,000 to \$150,000.00 related to the project. Mayor Grossman noted that as the Administration continues to look at supporting the Town Center in many directions, parking continues to be a high priority. She said they are evaluating having a centrally located dumpster, get the alley cleaned up and widen the area.

4. Resolution CR-56-06 (Declare the Intent of Subsequent Refinancing of the Buckeye Parkway/Pinnacle Bonds) was given its reading and public hearing.

Mr. Stage explained that he requested this resolution and thanked the Administration for their support in getting it on the Agenda.

There being no additional questions or comments, Mr. Stage moved it be approved; seconded by Ms. Klemack.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

The Chair recognized Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-57-06 (Amend Various Sections of Chapter 1136 of the Codified Ordinances of Grove City, Ohio titled Landscaping) was given its second reading and public hearing.

Mr. Dan Snyder, Urban Forester, explained that the Tree Commission started to work on a Plan for the Emerald Ash Boar. During that process, they reviewed the Code and have submitted the suggested changes to improve the city's landscape Section.

There being no additional questions or comments, Ms. Klemack moved it be approved; seconded by Mr. Corbin.

Mr. Berry	No
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

The Chair recognized Mr. Berry, Chairman of Service, for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-57-06 (Authorize the Administrative Assistant to enter into an Agreement and Cooperate with the Director of Transportation for the Improvement to Interstate I-71) was given its reading and public hearing and Mr. Berry moved it be approved; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

2. Resolution CR-58-06 (Grant a Storm Drainage Easement to Pizzuti/Southpark Business Center LLC) was given its reading and public hearing and Mr. Berry moved it be approved; seconded by Mr. Corbin.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

The Chair recognized, Mr. Corbin, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-62-06 (Approve the Plat of Pinnacle Club, Section 2, Phase 3) was given its first reading. Second reading and public hearing will be held on September 18, 2006.
2. Ordinance C-63-06 (Approve a Special Use Permit for Franklin County Residential Services for a Day Care Center located at 4196 McDowell Rd) was given its first reading. Second reading and public hearing will be held on September 18, 2006.
3. Resolution CR-47-06 (Authorize the City Administrator to Negotiate a Contract with Skilken for the Development of the Lumberyard Site) was given its reading and public hearing.

Mr. Mike Rice, Town Center Business Owner, expressed his desire for Council to make a decision tonight.

Ms. Karen Dover, Town Center Business Owner, stated that she is excited about the new development. She asked that Council please consider the whole Town Center interest. She, and the other business owners in Mill Street Market, feels that Skilken's plan gives a better/higher potential for retail, restaurants and a more walkable shopping district. She expressed concern that the alternative plans will bring more office, rather than retail. She said if another plan is chosen, she asked that the option of moving Grove City Road isn't lost, and with it the potential to add more development to Broadway.

Mr. Chuck Engelman, resident, stated that any thriving downtown has a lot of parking. He believes the whole area should be just parking.

Mr. Stage moved to add a new Section 2 to read: *Prior to negotiating the final contract, the developer shall submit a Term Letter describing the scope of development and Economic Terms for such development for approval by Council*, with the old Section 2 and following Sections to be renumbered accordingly; seconded by Mr. Berry.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

Mr. Berry thanked all the developers for their cooperation. He said the decision is extremely hard, due to the fact that they have three good developers to choose from. He hopes that they come back to Grove City and invest in us in the future. He then moved to replace Skilken, where appropriate, with Stonehenge Company/Bird Houk Collaborative; seconded by Ms. Klemack.

Mr. Stage commented that he spoke with Skilken & Steed/Hammond/Paul today. He agreed that it is a very tough decision. He hopes that what we end up with is a hybrid of all three plans, as he agrees that it is extremely important to have retail as a driver. As we go to the next step, it will be incumbent on whoever is chosen to show, more distinctly, what the impact on retail is going to be.

President Lester commented that the strength of the developers is what is making this decision such a struggle. They all bring a complimentary aspect to what Grove City is attempting to achieve. He also believes the final plan may be a hybrid. He said we need to keep an eye on the fact that this resolution only chooses a developer. A plan is yet to be submitted. He said one of the items that stood out for him was the financing package that Skilken proposes. He explained that it lets the school system get money that they wouldn't receive otherwise.

There being no further comments, the vote was called on the motion to replace.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	No
Ms. Klemack	Yes
Mr. Lester	No

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	No
Mr. Stage	Yes

4. Resolution CR-50-06 (Approve the Development Plan for The Inn at Grovebrook located west of Hoover Road at Holton Road intersection) was given its reading and at the request of the petitioner, Mr. Corbin moved it be withdrawn; seconded by Mr. Stage.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

5. Resolution CR-59-06 (Approve the Development Plan for The Inn at Pinnacle located east of Buckeye Parkway and South of Lamplighter Way) was given its reading and public hearing.

Mr. Walter Johannes, resident, expressed support for this proposal. He said he and several of the residents of The Village @ White Road went to see the project in Heath. They believe this project will be a good neighbor.

Mr. Charles Terry, resident to the west, said he is in support of this project. It is a place he would put his parents and a place he would go himself. He said it will be an asset to Grove City and requested approval.

Ms. Pam Roemer, resident to the west, voiced support of the plan. She said approval would send a message to the Senior Citizens that the City is taking care of their needs by supplying a place that they can go, when they need it.

Ms. Elizabeth Branson, Orchard Ln, voiced her concern over using the word Holiday in place of Christmas in brochures, etc. She has a passion and made a commitment to dedicate her time in trying to make a difference. She said her biggest concern with Grove City is in The Source magazine. She said others are traveling to our shores around the United States and their religious holiday's are expressed without any controversy. She stated that the meaning of Christmas should have the same respect. She shared the many large chain stores that she has contacted and stated that many have indicated they will be returning to using Christmas in their ads. She urged Council and the Mayor to consider this issue and stand up for what is right. She suggested the December parade be named the Christmas/Holiday Parade, as it includes everyone.

Mr. Stage noted that a new drawing was submitted to the Development Dept. and a letter from Mr. Dorman states that 17 of the stipulations listed in this resolution have been satisfied. He also noted that by approving this plan, Council is also approving an Assisted Living Center as an allowable use on the ground.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Mr. Berry.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Ms. Sandy Engleman, resident and Registered Nurse, expressed her concern for safety in town – specifically with mosquitoes. She said the city has set a standard with having retention ponds. She believes they are breeding grounds for mosquitoes and flies. She said if the city is going to require them, then they must have aeration systems or mosquito eating fish in them. She also expressed concern for the retention pond on Broadway, across from Rensch Road, as it has no barrier around it. She then voiced concern over obesity in young children and feels the Parks Dept. should be directed to install more bike/walking paths and more activities other than baseball diamonds. Mayor Grossman replied that all retention ponds are required to have aeration systems in them. Mr. Hughes, Service Director, followed up by stating that the ponds don't breed the mosquito larva due to the aeration systems. He said the city has a spraying schedule and that occurs two nights per week. As for the Pond, just east of Rensch Road, that pond is more than the required distance away from Broadway and does not require a barrier.

The Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Stage moved it be accepted; seconded by Ms. Klemack.

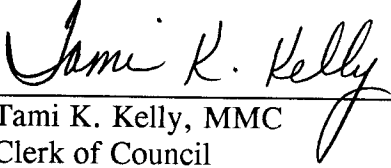
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

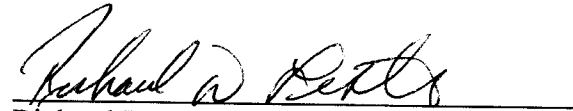
2. Mr. Jason Shamblin announced that the Parks Dept. would be hosting a Public Meeting on 9/12/06 at 6:00 p.m. in conjunction with the Park Board meeting. He invited everyone to attend and share

their desires and concerns for the Parks and Recreational areas of the city. He said they are working on maps to show park areas for all quadrants of the city, especially the southeast area.

3. After additional comments from the Mayor, Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:50 p.m.


Tami K. Kelly, MMC
Clerk of Council


Richard D. Lester
President